

HUNT FRAME

ESTATE AGENTS



308 Willingdon Road, Eastbourne, BN20 9JT

Price Guide £600,000



Hunt Frame are delighted to offer this attractively presented **FOUR DOUBLE BEDROOMED DETACHED HOUSE**. Spacious accommodation includes a **LOUNGE, SEPARATE DINING ROOM and STUDY**, a **KITCHEN/BREAKFAST ROOM** with some integrated appliances, **GROUND FLOOR CLOAKROOM and THREE SHOWER ROOMS**, two of which are en-suite. Externally there are **BEAUTIFULLY LANDSCAPED GARDENS, DRIVEWAY PARKING** with a car port and a **GARAGE**. Located in the popular Willingdon area, with **VIEWS** of The Downs and over the town towards Hastings from the rear.



ENTRANCE HALL

Stairs to first floor landing, double glazed window, built in storage cupboard, under stairs storage cupboard, radiator.

LOUNGE

17'10 x 11'10 (5.44m x 3.61m)

Two double glazed windows to front, views of the South Downs, feature fireplace, two radiators.

DINING ROOM

13'10 x 9'9 (4.22m x 2.97m)

Double glazed French doors to rear opening to rear garden, radiator.

STUDY

9'5 x 8'10 (2.87m x 2.69m)

Double glazed window to front, radiator.

CLOAKROOM

Obscure double glazed window to side, white suite comprising low level w.c, vanity wash hand basin with mixer tap, radiator. Concealed gas boiler.

KITCHEN/BREAKFAST ROOM

12'4 x 11'3 (3.76m x 3.43m)

Two double glazed windows to rear, double glazed door to side opening to utility room, range of eye level and base units, one and half bowl inset sink with mixer tap and drainer, space for Range Style cooker, built in dishwasher, built in fridge/freezer, breakfast bar, part tiled walls, radiator.

UTILITY ROOM

Double glazed door to front and rear, double glazed window to side, space for appliances, plumbing point for washing machine.

LANDING

Access to loft space.

BEDROOM ONE

13'10 x 12'6 (4.22m x 3.81m)

Double glazed window to rear, far reaching views over Eastbourne, built in wardrobes, radiator, door to:

EN-SUITE SHOWER ROOM

Double glazed window to front, views of the South Downs, white suite comprising low level w.c, vanity wash hand basin with mixer tap, panelled bath with centre mixer tap and shower attachment, tiled shower cubicle, tiled walls, heated towel rail.

BEDROOM TWO

14'4 x 14'3 (4.37m x 4.34m)

Double glazed window to front, views of the South Downs, radiator, door to:

EN-SUITE SHOWER ROOM

White suite comprising low level w.c, pedestal wash hand basin, tiled shower enclosure, tiled walls, heated towel rail.

BEDROOM THREE

9'8 x 8'6 (2.95m x 2.59m)

Double glazed window to rear, built in wardrobes, far reaching views over Eastbourne, radiator.

BEDROOM FOUR

14'11 x 8'4 (4.55m x 2.54m)

Double glazed window to front, views of the South Downs, radiator.

SHOWER ROOM

Obscure double glazed window to rear, white suite comprising low level w.c, pedestal wash hand basin, tiled shower cubicle, heated towel rail, tiled walls.

FRONT GARDEN

Attractively landscaped with flowers, trees and shrubs.

REAR GARDEN

Indian sandstone patio extending the full width of the plot, area of lawn, pond with water feature, summer house, flowers, trees and shrubs, further patio seating area, access to garage, gate to side.

DRIVEWAY AND CAR PORT

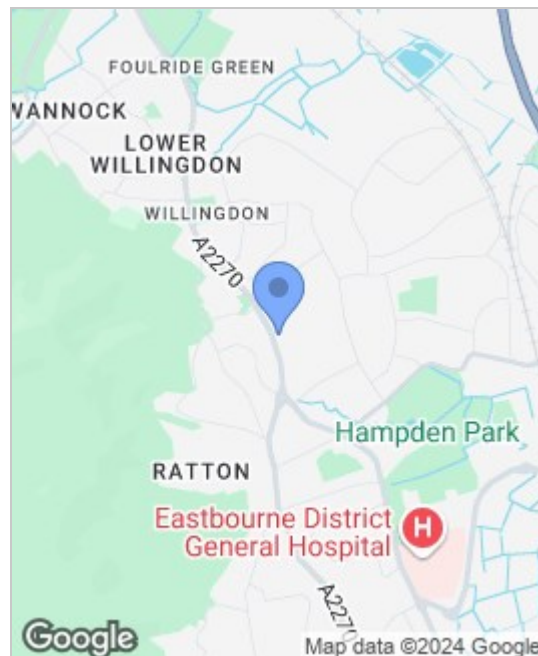
Providing off road parking.

GARAGE

16'3 x 8'2 (4.95m x 2.49m)

With up and over door, power and light.

COUNCIL TAX BAND F



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC

Current Energy Efficiency Rating: **53**
Potential Energy Efficiency Rating: **78**

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